

PLAN COMMISSION MEETING
NOVEMBER 7, 2017 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, MaryKay Rice, Mike Montello, Ron Volkert, David Wilford, David Tyvoll and Sarah Skinner (ex-officio)

Others Present: Tanya Batchelor, Dan Licht, Beth Thompson, and Sean Bohan

Fred Horne called the meeting to order and roll call was taken.

Mike Montello moved to adopt the agenda as presented, seconded by Mike Kastens and carried.

Mike Kastens moved to approve the minutes of the previous meeting on October 3, 2017, seconded by Mike Montello and carried.

Phillips Medisize Site Plan, Stormwater Review and Certified Survey Map

Dan Licht explained the Site Plan, Stormwater Review and CSM for Phillips Medisize. Drainage and utility easements internal to the existing lots are to be vacated as they no longer will serve a public purpose and the vacation is necessary to allow for the warehouse expansion. There is a Public Hearing scheduled for November 13, 2017 at the Council meeting to consider this vacation. The Development Review Committee has approved the site plan and CSM for a warehouse expansion at Phillips Medisize subject to the following conditions:

1. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 as required by Section 121-55.I.2 of the Zoning Ordinance.
2. A photometric lighting plan shall be submitted demonstrating compliance with Section 121-55 of the Zoning Ordinance.
3. All signs shall comply with Section 121-44 of the Zoning Ordinance.
4. Exterior storage of trash or recycling containers shall require construction of an enclosure subject to Section 121-48.C of the Zoning Ordinance.
5. All grading, drainage, and erosion control issues are subject to review and approval by the Public Works Director.
6. All utility issues are subject to review and approval of the Public Works Director.
7. All easements shall be subject to review and approval of the Public Works Director; existing internal drainage and utility easements require vacation in accordance with the process established by State law.

Mike Montello moved to recommend City Council approval of a CSM and approve a site plan for a warehouse addition onto the Philips Medisize building, subject to the seven conditions listed above, seconded by MaryKay Rice and carried.

Dan Licht explained that three administrative permits were issued by the Development Review Committee as per the new ordinance. These projects were as follows: a) Westfields Hospital for additional parking stalls; b) 45th Parallel Accessory Building for barrel storage; and c) Midwest Cable for a 1,072 square foot addition to their building for office space. Fred Horne requested to have the administrative permit information sent out to the members in their packets.

There was discussion about the December meeting date. We will have the meeting on December 4, 2017.

Mike Montello moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:12 p.m.

Tanya Batchelor
City Clerk